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INFORMATION TO RESPONDENTS

SECTION 1

INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction and Purpose

The Sayreville Economic and Redevelopment Agency ("SERA" OR "Agency") is seeking statements of interest (SOI) for the purpose of redeveloping a site of approximately 4 acres (plus an additional 8 acres of riparian property located within the Borough of Sayreville (the "Route 35 Redevelopment Area – Phase 2"), known as (Block 551, Lots 1 & 1.01 and Block 552, Lots 1 & 1.01).

1.2 Project Goals

The primary goal of this project is to encourage the redevelopment of the Route 35 Redevelopment Area – Phase 2 and determine the highest and best use in order to utilize the area more productively, and incorporate land uses that take full advantage of this exceptional Raritan Bay waterfront location. The Agency, based upon input from the public, would encourage waterfront restaurant and/or banquet facilities uses and other uses to take advantage of the sites waterfront location.

1.3 Proposal Submission Date

Responses are due on or before **2:00 P.M.** prevailing time on Tuesday, **October 30, 2007**. Each Respondent shall deliver twelve (12) copies of its response and a nonrefundable review fee of \$2,000 to: Randy Corman, SERA Executive Director at the location set forth below.

Randy Corman, Executive Director

Sayreville Economic and Redevelopment Agency

167 Main Street

Sayreville, NJ 08872

Telephone: 732/390-7010

Fax: 732/390-0509

1.4 Communications

All communications concerning this request for Statements of Interest including any questions or requests for additional information shall be addressed in writing to Randy Corman, SERA Executive Director at the location set forth in Section 1.3 above.

1.5 Summary of Procurement Process

SERA is undertaking this request for Statements of Interest in anticipation of pursuing designation in accordance with the provisions of N.J.S.A. 40:12A-1 et seq., the Local Redevelopment and Housing Law (the "Redevelopment Law"). Pursuant to the Redevelopment Law, the Borough anticipates designating the Route 35 Redevelopment Area - Phase 2 as an area in need of redevelopment.

1.6 Process Schedule

Issuance of request for SOI Monday, September 10, 2007

Receipt of Responses - **BEFORE:** 2:00 PM., Tuesday, October 30, 2007

1.7 General Conditions

By responding to this SOI request, the Respondent(s) acknowledge and consent to the following conditions relative to the submission, review and consideration of its response:

1. The issuance of this request is not intended to, and shall not be construed to, commit SERA to execute any redevelopment agreements;
2. The issuance of this request is not intended to, and shall not be construed to form any joint venture between SERA and any Respondent;
3. All Responses will become the property of SERA and will not be returned.
4. The Agency could use responses from this process as a basis to establish a redevelopment zone and to authorize further action if deemed in the best interest of the Agency.

SECTION 2

PROJECT AREA DESCRIPTION

2.1 Project Area Description

The Route 35 Redevelopment Area – Phase 2 is located on Route 35 adjacent to the Cheesequake Creek and the Raritan Bay. The Conrail, New York and Long Branch Railroad sits to the west of the site across Route 35. The subject property is owned by both the Borough of Sayreville and private companies.

The redevelopment area currently consists of riparian tracts, vacant lots and a Borough owned pump station on Block 52, Lot 1. Along the frontage of the area east to west is a sanitary sewer easement. Most notably, the subject property is best known as the location of the former Robert E. Lee restaurant, having burned down and razed in the mid 1980's.

2.2 Access and Traffic Circulation

The Route 35 Redevelopment Area – Phase 2 is serviced by N.J. State Highway 35, southbound, off-ramp at Olney Road that passes under Route 35 to access the site.

2.3 Utilities and Infrastructure

Municipal water, sanitary sewer, stormwater provision, natural gas and electricity are available to serve the Route 35 Redevelopment Area – Phase 2.

2.3.1 Water

The project site is located within the service area of Borough of Sayreville's Water Utility that owns and maintains an independent water distribution system that is subject to a payment of connection, meter, and user fees.

2.3.2 Wastewater Facilities

The Borough owns and maintains an independent sanitary sewer collection and transmission facility, which is located on the subject tract, that is subject to the payment of connection and user fees which must be paid by the developer. Wastewater is ultimately conveyed by pump station and force main to the Middlesex County Utilities Authority (MCUA) for treatment.

2.3.3 Electricity

Electric service to the area is provided by JCP&L and for this subject site will have to be coordinated directly with the utility.

2.3.4 Natural Gas

Natural Gas is available from Public Service Electric and Gas.

2.4 Property Utilization Constraints

Proper authorization will be required from NJDEP regarding existing tidelands and riparian rights.

SECTION 3

PERMITTED REDEVELOPMENT USES

3.1 Approved Uses and Standards

The Redevelopment Plan will establish a land use that takes advantage of existing and potential physical and economic opportunities.

The existing Zoning District is Marine Waterfront (MW) that allows such permitted principal uses as water related activities (Marinas and related activities), and restaurants (excluding drive-through). The highest and best use for the site should be determined by the respondent.

SECTION 4

INSTRUCTION FOR SUBMISSION OF RESPONSES

4.1 Submission of Proposals, Time and Place

Responses shall be delivered **on or before 2:00 P.M., prevailing time on Tuesday, October 30, 2007**, directed to Sandy Corman, SERA Executive Director at the address in Section 1.3 above.

Twelve (12) copies of the Response and a nonrefundable review fee of \$2,000 shall be submitted and received by and delivery, certified mail/return receipt requested or overnight mail on or prior to the above-referenced time.

Statement of Interest for Route 35 Redevelopment Area – Phase

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